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17 January 2017

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber at these Offices on Thursday 26 January 2017 at 6.00 pm when the following business will be transacted.

Members of the public who require further information are asked to contact Kate Batty-Smith on (01304) 872303 or by e-mail at [kate.batty-smith@dover.gov.uk](mailto:kate.batty-smith@dover.gov.uk).

Yours sincerely

Chief Executive

Planning Committee Membership:

F J W Scales (Chairman)  
B W Butcher (Vice-Chairman)  
J S Back  
T J Bartlett  
T A Bond  
D G Cronk  
B Gardner  
D P Murphy  
A F Richardson  
P M Wallace

AGENDA

1 **APOLOGIES**

To receive any apologies for absence.

2 **APPOINTMENT OF SUBSTITUTE MEMBERS**

To note appointments of Substitute Members.

3 **DECLARATIONS OF INTEREST** (Page 6)

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

4 **MINUTES** (Pages 7-15)

To confirm the attached Minutes of the meeting of the Committee held on 15 December 2016.

5 **ITEMS DEFERRED** (Page 16)

To consider the attached report of the Head of Regeneration and Development.

**ITEMS WHICH ARE SUBJECT TO PUBLIC SPEAKING**  
(Pages 17-20)

6 **APPLICATION NO DOV/16/1120 - COXHILL FARM, COXHILL, SHEPHERDSWELL** (Pages 21-27)

**Change of use from agriculture to light industrial workshop (Use Class B1)**

To consider the attached report of the Head of Regeneration and Development.

7 **APPLICATION NO DOV/16/00620 - POPPYLAND, NORMAN ROAD, ST MARGARET'S BAY** (Pages 28-33)

**Conversion of existing double garage to ancillary residential annexe, erection of side dormer roof extension; formation of 'Juliette'-style balcony; insertion of roof-lights and formation of new parking access**

To consider the attached report of the Head of Regeneration and Development.

8 **APPLICATION NO DOV/16/01099 - FORMER THREE HORSESHOES PUBLIC HOUSE, CHURCH HOUGHAM, DOVER** (Pages 34-42)

**Erection of detached dwelling on site of former public house**

To consider the attached report of the Head of Regeneration and Development.

9 **APPLICATION NO DOV/16/00866 - TOWNSEND PADDOCK, TOWNSEND FARM ROAD, ST MARGARET'S-AT-CLIFFE** (Pages 43-55)

**Erection of six detached dwellings, creation of vehicular access and associated car-parking**

To consider the attached report of the Head of Regeneration and Development.

10 **APPLICATION NO DOV/16/01176 - LAND OPPOSITE WALMER CASTLE, KINGSDOWN ROAD, WALMER, DEAL** (Pages 56-61)

**Installation of a car park charging machine plus associated signage**

To consider the attached report of the Head of Regeneration and Development.

- 11 **APPLICATION NO DOV/16/01132 - 8 RIVERDALE, RIVER, DOVER** (Pages 62-68)

**Erection of 2-metre high boundary fence**

To consider the attached report of the Head of Regeneration and Development.

- 12 **APPLICATION NO DOV/16/01143 - 5 BEECH TREE AVENUE, SHOLDEN** (Pages 69-74)

**Installation of garage door to existing car port and erection of verandah**

To consider the attached report of the Head of Regeneration and Development.

- 13 **APPLICATION NO DOV/16/00044 - LAND AT RICHBOROUGH, RAMSGATE ROAD, SANDWICH** (Pages 75-115)

**Erection of a guyed steel lattice mast (322 metres in height) with nine anchor points, installation of telecommunications and associated equipment, site compound, secure fencing, single storey equipment structure, access track, ground-mounted solar panels within compound and associated works**

To consider the attached report of the Head of Regeneration and Development.

- 14 **APPLICATION NO DOV/16/00524 - LAND TO THE NORTH OF KINGS END FARM, RICHBOROUGH, SANDWICH** (Pages 116-155)

**Erection of a 305-metre high/2.5-metre wide guyed communication mast (with 5 no. 9-metre wide anti-twist frames at intervals above 140 metres) with 6 no. 3.7-metre diameter dish antenna, 206-square metre base compound enclosing associated equipment cabins and electric meter cabinets up to 2.5-metres in height (4.2 metres above ground level), 9 no. guy stay compounds, stone access track, hard and soft landscaping and associated works**

To consider the attached report of the Head of Regeneration and Development.

- 15 **CON/10/01010/MM - PHASE 1 OF WHITFIELD URBAN EXPANSION, WHITFIELD, DOVER** (Pages 156-175)

**Application for approval of details reserved by Condition 51 of DOV/10/01010 in respect of sewage and foul drainage**

To consider the attached report of the Head of Regeneration and Development.

- 16 **APPLICATION NO DOV/16/01038 - 43 DOLA AVENUE, DEAL** (Pages 176-184)

**Variation of condition 2 of Planning Permission DOV/15/00327 to allow amendments to the approved plans (amendments to the rear dormer roof extensions on chalet bungalows and alterations to fenestrations) (Section 73 application)**

To consider the attached report of the Head of Regeneration and Development.

- 17 **APPLICATION NO DOV/16/01049 - LAND OFF CHEQUER LANE, ASH** (Pages 185-202)

Outline application for the erection of 90 dwellings, new vehicular and pedestrian access from Chequer Lane, public open space and landscape buffer and associated infrastructure, with all matters reserved

To consider the attached report of the Head of Regeneration and Development.

- 18 **APPLICATION NO DOV/16/00800 - LAND OFF SANDWICH ROAD, ASH** (Pages 203-225)

Outline application for the erection of 104 residential dwellings with associated commercial (B1) and nursery (D1) units, hard and soft landscaping, and associated infrastructure (all matters reserved except access)

To consider the attached report of the Head of Regeneration and Development.

## **ITEMS WHICH ARE NOT SUBJECT TO PUBLIC SPEAKING**

- 19 **APPEALS AND INFORMAL HEARINGS** (Pages 226-233)

To receive information relating to Appeals and Informal Hearings, and appoint Members as appropriate.

- 20 **ACTION TAKEN IN ACCORDANCE WITH THE ORDINARY DECISIONS (COUNCIL BUSINESS) URGENCY PROCEDURE**

To raise any matters of concern in relation to decisions taken under the above procedure and reported on the Official Members' Weekly News.

### **Access to Meetings and Information**

- Members of the public are welcome to attend meetings of the Council, its Committees and Sub-Committees. You may remain present throughout them except during the consideration of exempt or confidential information.
- All meetings are held at the Council Offices, Whitfield unless otherwise indicated on the front page of the agenda. There is disabled access via the Council Chamber entrance and a disabled toilet is available in the foyer. In addition, there is a PA system and hearing loop within the Council Chamber.
- Agenda papers are published five clear working days before the meeting. Alternatively, a limited supply of agendas will be available at the meeting, free of charge, and all agendas, reports and minutes can be viewed and downloaded from our website [www.dover.gov.uk](http://www.dover.gov.uk). Minutes will be published on our website as soon as practicably possible after each meeting. All agenda papers and minutes are

available for public inspection for a period of six years from the date of the meeting.

- If you require any further information about the contents of this agenda or your right to gain access to information held by the Council please contact Kate Batty-Smith, Democratic Support Officer, telephone: (01304) 872303 or email: [kate.batty-smith@doover.gov.uk](mailto:kate.batty-smith@doover.gov.uk) for details.

Large print copies of this agenda can be supplied on request.